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JASPER COUNTY
SOUTH CAROLINA

INITIAL
RECONNAISSANCE SURVEY



JASPER COUNTY
SOUTH CAROLINA

INITIAL
RECONNAISSANCE SURVEY

PREPARED FOR THE
COUNTY OF JASPER
BY THE
OFFICE OF THE GOVERNOR
ADMINISTRATIVE DIVISION
LOCAL AND REGIONAL ASSISTANCE

MARCH, 1973

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ABSTRACT: A standard Reconnaissance Survey conducted in accordance with HUD 701 requirements and designed to identify the problems and needs of the locality that can be beneficially affected by planning and to devise a comprehensive planning program tailored to the locality's problems and needs.

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RECONNAISSANCE SURVEY FOR JASPER COUNTY

PURPOSE OF THE REPORT

The Initial Reconnaissance Survey for Jasper County was conducted during the summer of 1972 as a joint effort by Jasper County officials, the Lowcountry Regional Planning Council, and the Office of the Governor, Administrative Division, Local and Regional Assistance. The study was prepared at no cost to Jasper County.

The basic intent of the study was to analyze the key issues, opportunities, and development objectives in the county and evaluate the effectiveness of the county's comprehensive planning program as a vehicle for dealing with the present and future problems and prospects confronting Jasper County.

As a result of this analysis, the report makes recommendations pertaining to the county's organization for planning, the quality and effectiveness of past planning efforts, and the type of planning work in which the county should be engaged during the coming years. The report concludes by recommending a schedule of planning work for the county, including a description of each planning task to be undertaken, estimated cost and schedules for such work (based on a five year planning period to be updated annually, with a specific program for the first year broken out in detail), and staff needs.

The five year schedule of planning work as recommended in this Reconnaissance Survey will be used by the Lowcountry Regional Planning Council and the Division of Administration, Local and Regional Assistance, as a primary basis for scheduling specific studies and planning work.

JASPER COUNTY - A SUMMARY ANALYSIS

GENERAL INFORMATION

Location

Jasper County is situated in the southern most tip of South Carolina. Its western boundary is formed by the Savannah River which, in turn, separates the county and the State of Georgia. Neighboring counties include: Hampton, Beaufort, and Colleton. The Town of Ridgeland is the county-seat and is about 120 miles south of Columbia, 30 miles west of Beaufort, and 35 miles northeast of Savannah, Georgia. There is a small segment of coast line along the lower portions of the county.

Transportation

Major highways through Jasper County include: U. S. Routes 321, 601, 17, 17A, and 278; major S. C. Routes are 631, 462, 652, 46, and 170. Interstate 95 also passes through the county, bypassing, by very short distances, the Towns of Ridgeland and Hardeeville.

One air strip, owned by the county and located near Ridgeland, handles all the county's public and private air travel. The paved and lighted runway is designed to receive twin engine and five-passenger jets along with, of course, the smaller aircraft.

There are no commercial air facilities at the airport, nor do the commercial lines provide any passenger service. However, the airport does provide mechanics and other service personnel.

The Seaboard Coast Line and the Southern Railroads maintain freight and limited passenger service in Jasper County. Actually, rail passenger service is quite limited as the former depot has been closed down and is now used by a timber company. Persons wishing to catch a train now simply wait beside the tracks for the coming train to stop.

Freight service, on the other hand, is a bit more involved and complete. Both rail lines maintain spur tracks to local plants and warehouses and offer truck service.

Like rail passenger service, bus line service is likewise limited. Tickets for Greyhound and Trailways are sold in a service station in Ridgeland, this same service station is also the point of pickup and departure for passengers. There are no facilities, as such, except the rest rooms in the service station.

Population

The following table is taken from the U. S. Census of Population:

	<u>Jasper County</u>		
	<u>1950</u>	<u>1960</u>	<u>1970</u>
Total	10,995	12,237	11,885
Male	5,520	5,982	5,782
Female	5,475	6,255	6,103
White	3,824	4,619	5,095
Male	1,897	2,302	2,520
Female	1,927	2,317	2,575
Nonwhite	7,171	7,618	6,790
Male	3,623	3,680	3,262
Female	3,548	3,938	3,528
Total: 1940	11,011		

The above table shows that the net change in population for Jasper County between 1940 and 1970 was an increase of only 874, but during the ten year period between 1960 and 1970, the total population for the county decreased by 352 persons. While this figure is not too particularly large, the point is that Jasper County has been unable to sustain over a period of time any significant growth. Indeed, in some cases, authorities consider even a zero population change over a ten to twenty year period as negative progress.

If Jasper County is to have any reasonable hope of growth in the future, it is certain several obstacles must be overcome. Basically these involve the need of adequate housing, industrialization, and more meaningful job opportunities. Not only must the county be able to keep its local citizens from moving away, but be attractive enough in various ways to attract outsiders to become potential Jasper County residents.

In another observation of the above table, it is seen that the nonwhite population has consistently outnumbered that of the white. However, in recent years, the difference between the two groups has been diminishing as a result of the white population growing while the nonwhite has been declining.

The decline of the nonwhite population might be due to the lack of job opportunities which in turn may partly be a result of a lesser demand for farm labor.

DEVELOPMENT DECISIONS FACING JASPER COUNTY

Based on a series of personal interviews with county officials and a cross-section of residents conducted by the staff of Local and Regional Assistance, Division of Administration, Office of the Governor, the following is a summary of problems and needs which are believed to be critical to the county's development and which a comprehensive planning program could help solve.

Job Opportunities

One of the most pressing problems facing Jasper County is the absence of good job opportunities. Actually, the problem is twofold. On one hand, there is a definite lack of quality jobs for professionals and the college trained--one of the few exceptions being the medical field. On the other hand, there are available certain plant type and other "blue collar" jobs available, but among the existing labor force there are few trained workers, according to local officials. In fact, it is reported, several area plants have been unable to enlarge their facilities because of the unpredictable work force; that is, many of these untrained workers fail to stay at their jobs either because of their lack of skill or misorientation.

Thus, local officials and industrial leaders alike are eager to see increased emphasis on vocational training and the TEC program.

Welfare

Another often mentioned problem was the welfare situation. Most comments heard were directed toward the apparent abuses of the system.

Area employers reported they were having difficulty keeping some workers on the job since the welfare system was so available to them. Many of those formerly employed as maids, yard workers, and common laborers have apparently turned to the welfare system as residents report an increasing difficulty in finding these types of workers.

Fire Protection

According to many local citizens, one of the most urgent needs in fire protection is the establishment of a county-wide fire plug system with initial emphasis on the more populated subdivision areas.

County officials have considered a program of revenue sharing as a potential means of financing of county fire protection system. One of the first priorities of this system would be on increased protection for the Tillman area, which is one of the least protected rural areas.

Ridgeland, Hardeeville, Grays, and Coosawhatchie each has its own volunteer force and separate equipment. All are able to adequately protect their local areas, but because of insurance regulations, their rural service (out of city limits) is quite limited.

Water and Sewer Development

Both Ridgeland and Hardeeville have been unable to give total water and sewer service to all their residents. The lack of this service has been partly responsible for the inability of these towns to fully develop.

Law Enforcement

It seems that basic law enforcement throughout Jasper County is at least adequate. However, it is thought that the county sheriff as well as the local police forces are often obliged to perform less essential duties which take away from their main responsibilities. Possible solutions, it was pointed out, might involve the hiring of more policemen and deputies or possibly auxiliary personnel.

In terms of concern, some residents were critical of the apparent large number of intoxicated persons walking the streets at nights, especially in the downtown areas, and urged more rigid enforcement of public drunkenness ordinances.

Medical Care and Facilities

While at least minimum health care facilities and programs are available, there are some areas which merit careful attention in future planning considerations. One of these is ambulance service.

Present ambulance service, along with emergency medical service, is provided by several area funeral homes which provide such service as a sideline and usually at a financial loss. In addition, these funeral homes report they are often unable to handle the demand for ambulance service and are not fully equipped.

The Jasper County Rescue Squad, based in Ridgeland, is also limited in manpower and equipment. Presently they are using only one, older model, truck.

In addition to the Jasper County Hospital, residents of Jasper and Beaufort Counties who meet OEO poverty guidelines are served by the Beaufort-Jasper Comprehensive Health Services, Inc. This program is a federally-funded OEO project which

has health centers throughout the area delivering health services to those who need them.

In terms of meeting future medical needs, residents are interested in the possibility of a county-provided ambulance service. Also nearly everyone interviewed hopes that future planning efforts will provide ways to encourage more doctors and dentists to practice in Jasper County. Presently only three general practitioners and one dentist practice in Jasper County.

County Leadership

While many Jasper County citizens are pleased to see their county form a planning organization under the guidance of local and county officials, they are also disappointed by an apparent sense of apathy which they say has been characteristic of the county in the past.

Part of this apathy could be a result of the fact that Jasper County does not have its own state senator but rather shares two senators who represent four counties.

Shopping Facilities

More variety of goods and shopping centers were cited by residents as necessary for more complete and competitive shopping throughout Jasper County. Actually, many area residents often travel to Beaufort and Savannah, Georgia, where there is a larger variety and selection of goods with more competitive prices.

Although a certain amount of out-of-town shopping exists in any area, it is felt by local leaders that future planning studies should carefully examine ways to increase

and stimulate business in the downtown areas; possibly beginning with renovation and cleanup of downtown shopping areas. Also there seems to be some concern over the number of vacant, deteriorating buildings in the main shopping areas.

Zoning and Land Use Controls

Of immediate concern to local leaders is the need for land use controls. Until the last few years, the absence of a zoning ordinance in Ridgeland and Hardeeville did not appear to concern too many people. Although there were some isolated cases of land use abuses, only a few people were involved.

Recently, however, with the coming of I-95, Hardeeville has been beset with a series of land use abuses causing considerable public alarm. Furthermore, all across Jasper County residents have reported various land use abuses and are urging local and county officials to consider zoning in future planning efforts. Several complaints were heard concerning junk yards located near residential areas or along main traffic routes.

Future land development in Jasper County will depend upon the release of land holdings as much of the total county land is tied up in some way in land holding. In particular, Hardeeville is nearly surrounded by land holdings. Probably much of this tied-up land in the county is owned by timber firms or large plantation estates.

Tourist Trade

Although a considerable amount of tourist traffic passes through Jasper County, only limited attempts have been made to capitalize on it. Presently, there is little to attract the tourist flow except various roadside stops such as relic shops and firecracker stands. Many of these roadside attractions have sprung up as a result of I-95, but have

been met with disfavor by many local residents with regard to appearance, location, and type of business.

Some efforts have been made to promote fishing, deer and other types of hunting, renovated plantation exposition, and historical sites as tourist attractions, but these efforts have been made on a limited basis, attracting only from a small segment of the tourist trade. Furthermore, many citizens object to the hunting promotion calling it "sport killing."

Nevertheless, Jasper County has much potential for tourist-trade development, especially a high percentage of repeat tourist trade, and local officials are eager to see a planning program deal effectively with the situation.

One recent development is the planned recreational and residential complex to be known as Point South. This development, still under construction, is located near Pocatoligo some 15 miles north of Ridgeland and includes nature trails, tennis courts, a golf course, restaurants, motels, variety shops, and in keeping with the original use of much of the surrounding land, rice paddies will be featured.

The planned residential section is to be an integral part of the complex.

When completed, Point South should provide the area with a major tourist attraction center, drawing heavily from traffic flow on I-95 and U. S. 17A.

Recreation

Presently, there are no county-provided recreation programs for the general public. However, certain groups within the county are attempting to install several programs including parks with playground equipment, basketball and tennis courts,

and an all purpose recreation center, housing, for example, game rooms and art-work classes.

For the youngsters, local area civic clubs sponsor football and baseball leagues, and softball leagues for adults.

Several boat ramps are located over the county, but an interest was expressed to see the county further develop these boat ramps and landing sites.

The absence of public movie theaters and swimming pools is blamed, in part, on poor white-black relationships. Indeed, this poor race relationship is cited as a main reason why the county does not have more public facilities.

Housing

According to Jasper County citizens, the primary need in housing seems to be additional low-rent housing units for those, many of whom are black, now living in substandard housing. Recent attempts to provide federally subsidized housing have resulted in the apparent approval of several housing projects.

In lower medium to medium price range, residents report the need for more privately owned rental units and new houses for sale. New houses in the upper price ranges are rarely built solely to be put on the open market.

An apparent reason for stymied house construction in the rural areas, where city water and sewer is not provided, is the lot size requirements for septic tank use. It is generally believed by local officials that until these areas can be supplied with water lines, the septic tank lot size requirements will further curtail rural house construction. Thus, a strong interest exists for county water service.

Education

The apparent shortage of workers in fields such as plumbing, painting, carpentry, radio-television repair, and appliance repair lead many in Jasper County to the conclusion that a county vocational school is needed--or perhaps, at least, an increased emphasis on vocational training in the local high schools.

Many citizens feel that the quality of the overall educational system in the county has been lowered because of the recent integration. Since this integration, there has been a heavy migration to private schools. All this chaos seems to have caused many qualified teachers to leave the school system and, it is reported, has left the school system somewhat disorganized and with lower standards.

Economy

The timber industry is a primary economic base for Jasper County. However, timber officials are becoming increasingly alarmed over the difficulty in finding adequate timber labor, either trained or trainable.

In contrast to the timber industry, agriculture, on a county basis, plays a lesser role in the economic stability.

According to the 1970-71 South Carolina Industrial Directory, there are 11 industrial plants in Jasper County. The Directory lists four of these as having over 100 workers. Two of these plants employ over 200 workers each in textile operations.

Obviously, local officials are eager to see a comprehensive planning program lay the ground work for future industrial development.

The Savannah River has much potential for Jasper County as an economic base, especially in light of increasing freight movement by water and the proximity of Interstate Route 95.

Miscellaneous

Although related to previous topics, these comments from Jasper County residents are listed here together.

The labor force of Jasper County has been diminished somewhat by nearby urban areas able to offer more in the way of jobs, social, and recreational life.

The Town of Hardeeville finds itself without a licensed pharmacist.

Suggestions were heard about publishing maps and promotional literature for the several boat landings around the county and placing this literature in conspicuous places for tourists.

A substantial number of Jasper County residents actually work outside the county.

Many of the industrial officials at plants in Jasper County were brought in from out-of-state.

Few high school graduates going on to college ever return to Jasper County to work.

SUMMARY OF ISSUES, OPPORTUNITIES, AND LOCAL
DEVELOPMENT OBJECTIVES

Until the employment situation in Jasper County changes, it is unlikely the future population trends will be much different from those of the past. In other words, not only the creation of new jobs to attract people from the outside, but also an increased effort to train or retrain the existing labor force must be undertaken. Certainly, factors in this process will be vocational training, land development, and industrialization.

The ability of Jasper County to offer adequate housing for all people will no doubt be a part of the county's total development program. Along with quality housing, prospective residents will be looking for recreational and social outlets to complement their living. Presently, Jasper County needs considerable development in these areas if it is to compete with neighboring metropolitan areas.

County officials, and most residents alike, believe that ultimately such services as solid waste disposal, water and sewer, and fire protection will become the responsibility of the county, especially so in the rural areas. Thus, providing residents with quality services at the lowest possible cost from a county administration operating at maximum efficiency, would be the purpose of future governmental fiscal and management studies.

So far, a prime limitation of the county's potential for growth has been its own inability to cope with key problems and an overall insufficient amount of operating money. The planning program recommended herein is designed to provide an effective method for the solution of these problems. Furthermore, the planning program is designed to coordinate

and utilize the many public and private resources potentially available for assistance in the solution of the county's problems.

AGENCIES WITH IMPACT ON SPECIFIED DEVELOPMENT PROBLEMS

A number of agencies, particularly in the public sector, appear to be available to provide special assistance to Jasper County in the solution of development problems confronting the area. In regard to transportation, the Bureau of Public Roads at the Federal level, and of course, the State Highway Department are most significant. The Farmers Home Administration, possibly HUD, EDA, the Department of the Interior, and, at the State level, the Board of Health and the Water Pollution Control Authority are most likely to offer aid in the solution of problems related to the proper provision of water and waste treatment facilities. HUD and the Bureau of Outdoor Recreation of the Department of the Interior may also be in a position to provide assistance to local recreational and historical preservation efforts. At the State level, the Department of Parks, Recreation and Tourism and the State Recreation Commission can be asked to play an active role. The Department of Agriculture, and Corps of Engineers, and the United States Geological Survey are other Federal agencies which may be able to provide help relating to flood control problems and recreational possibilities.

In the fields of housing and planning, the Lowcountry Regional Planning Council and the Local and Regional Assistance Section of the Governor's Office are the agencies most appropriate to assist Jasper County in the solution of its problems.

Of course there are many additional Federal and State agencies which might be expected to contribute to the physical, social and economic development of the Jasper County area. In terms of planning and development, the State Development Board and Local and Regional Assistance Section of the Governor's Office are available. Also on

hand are State and Federal programs related to education, aviation, law enforcement and others.

In terms of coordinating local efforts to obtain federal or state assistance in all fields, particularly those of interest to Jasper County such as water and sewer facilities, recreation, and other areas discussed herein, it is strongly recommended that the county maintain its close working relationship with the Lowcountry Regional Planning Council. More than any other agency, this office can assure that Jasper County's requests for aid in various fields are channeled to the proper state and federal agencies. However, the key to success in resolving Jasper County's development challenges in preparing the way for a sound future in the area will be the leadership provided by local agencies. Leading the list are, of course, the Town Councils as well as appropriate elected county officials. In addition, the County Planning Commission should assume overall responsibility for the preparation of a comprehensive plan and the coordination of activities of these several agencies toward the implementation of that plan.

To conclude, there are many public agencies at all levels of government that, combined with private efforts from many areas, can be expected to contribute significantly to the county's future. The effectiveness of their contribution, however, will depend greatly on the leadership provided by the elected officials at both the town and county levels, the coordination achieved with the Lowcountry Regional Planning Council and, finally, on the Jasper County Planning Commission which can assume the responsibility of overall supervision of the county's planning and development effort.

PAST PLANNING WORK

Until recently, there had been practically no organized planning activity in Jasper County although several isolated studies have been prepared including a county-wide water and sewer plan, agricultural reports, and industrial resource surveys. Actually, however, over eighty reports of various social, physical, and economic topics have been prepared for the lowcountry area, many of these deal with Jasper County.

During the past year, Jasper County has organized and legally established the Jasper County Joint Planning Commission under the enabling power of State Act 487 and is currently underway in their first year of planning work. This work involves base mapping, a housing element, and a land use survey and analysis.

The planning commission is organized as a city-county joint commission whereby the Towns of Ridgeland and Hardeeville participate jointly with Jasper County in the planning program.

In addition to this agency, the county also maintains a development board which primarily deals with industrial development but not exclusively.

Jasper County is one of four counties in the Lowcountry Regional Planning Council. This agency works closely with Jasper County and has assisted with numerous projects.

Furthermore, the Lowcountry Regional Planning Council has prepared numerous regional and area-wide plans which cover Jasper County. These include:

Functional Water and Sewer Plan (June 1972)

Initial Land Use Element

Initial Housing Element and Operation Breakthrough Plan

Law Enforcement Plan

Overall Program Design

Population and Economic Study

Resource Conservation Development Project

RECOMMENDATIONS FOR PLANNING ORGANIZATION

Basic to any recommendation for a local planning program is an evaluation of the organization established for planning.

Noted earlier was the fact that Jasper County has a planning commission which is just underway with its first year planning work. As the commission is organized under Act 487, maximum coordination of planning agencies can be expected.

It is suggested that the planning commission and the development board remain as separate agencies with each coordinating its work with the other. Possibly early in the planning stage, understandings between the two could be made concerning the specific duties of each and areas of overlap which might occur.

Furthermore, both agencies should work closely with the Lowcountry Regional Planning Council and the Office of Local Assistance, Division of Administration, Office of the Governor. These offices will assist Jasper County in every way toward their planning goals.

RECOMMENDED SCHEDULE OF PLANNING WORK FOR JASPER COUNTY

Because the county has had no prior planning program, the schedule of recommended planning work set forth in this report places special emphasis on the initial, basic phase of the planning program, which is used for any county. Particularly important to the county's planning effort will be the development of suitable base maps, and land use information.

In addition, the proposed program is intended to provide a sound, long-range guide for growth and to assist the county's leaders in their day-to-day decision making. A particular emphasis has been placed upon those factors of development which the county feels to be most critical. Basic among these is the need to establish an overall policy for growth--economically, physically, socially, and culturally. Therefore, a general development plan including land use, thoroughfares, and community facilities is recommended. During the first year, this effort would be limited to the preparation of a preliminary development plan particularly oriented to land use. More detailed recommendations related to the plan could follow at a later time, as necessary. Matters related to downtown improvement and parking, for example, as well as recreation, libraries, education, and other public services could be included in the more detailed aspects of plan preparation to be undertaken later.

More immediate is the need to study Jasper County's housing. A limited attempt at evaluating the county's problem, in the form of an Initial Housing Element Survey, is recommended as an early phase of the local planning program.

Because of the county's size and potential fiscal capacity, it is also believed that analysis of the county's governmental function would be most useful during the early stages of the planning program. Hopefully, suggestions for improving local governmental operations might be forthcoming. This improvement could result in a higher level of local service and a more effective planning program.

Regarding citizen participation, it is hoped that county and town leaders, together with strong newspaper support, could find ways to increase and encourage interest. Low-country Regional Planning Council and the Local and Regional Assistance Section of the Division of Administration would propose to assist Jasper County in their local efforts. One immediate recommendation is that the planning commission schedule periodic meetings open to the public.

Thus, while the overall planning program recommended for Jasper County over the next five years is quite broad in scope, the work suggested for execution during the first year is restricted to what are considered to be the most critical needs, namely: base mapping, a land use survey and analysis, and a housing element survey, as well as continuing efforts to achieve more effective citizen participation.

THE FIVE YEAR PROGRAM

The following program of planning work elements is recommended to be undertaken in Jasper County during the five year period from 1972 to 1978. It is understood that this program will be reviewed annually by local officials together with the Lowcountry Regional Planning Council and the Division of Administration and revised as considered appropriate to satisfy changing community trends. The list of program elements is designed to provide the county with an effective overall guide for growth. In addition, it places special emphasis on the community problems discussed throughout this Reconnaissance Survey.

1. Planning Education for Local Officials (underway)*
2. Mapping*
3. Land Use Survey and Analysis*
4. Housing Element*
5. Land Use Plan
6. Preliminary Thoroughfare Plan
7. Community Facilities Plan
8. Recommended Zoning Ordinance
9. Mobile Home Ordinance
10. Governmental Management and Fiscal Management Study
11. Local Governmental Services Analysis
12. Subdivision Regulations

13. Housing Needs Study
14. Recreation and Open Space Plan and Program
15. Public Improvements Program and Capital Improvements Budget
16. Annexation Study
17. Planning Review and Revision

* Underway

It is proposed that the work recommended above be performed according to the following fiscal year schedule (assuming a fiscal year which begins on July 1 annually and concludes on June 30 of the subsequent year).

Proposed Five Year Schedule of Planning Work

Jasper County

<u>Fiscal Year 1973-74</u>	<u>Fiscal Year 1974-75</u>	<u>Fiscal Year 1975-76</u>	<u>Fiscal Year 1976-77</u>	<u>Fiscal Year 1977-78</u>
1. Land Use Plan	1. Zoning Ordinance	1. Govern- mental Manage- ment and Fiscal Management Study	1. Community Facilities Plan	1. Housing Needs Study
2. Preliminary Thoroughfare Plan	2. Subdivision Regulations	2. Local Governmental Services Analysis	2. Public Improvements Program	2. Planning Review and Revision
	3. Mobile Home Ordinance			

This program, as well as the current year program below, was designed by the Division of Administration and the Lowcountry Regional Planning Council and was reviewed by Jasper County. The program is recommended to the leadership of Jasper County for consideration.

CURRENT FISCAL YEAR (1972-73) PROGRAM

Within the framework of the five year program recommended above, the following work elements are now underway.

1. Housing Element
2. Base Mapping
3. Land Use Survey and Analysis

Description of Work Elements Now Underway

Initial Housing Element

The Housing Element is a policy, adopted by appropriate officials, for the improvement of housing in the county. Specifically, it is a study which shall attempt to identify housing problems in the county and obstacles to improving housing conditions. Based on these problems and obstacles, the Housing Element shall establish goals and objectives for improving housing conditions, together with a program of planning and implementation activities designed to accomplish these ends. A specific three to five year schedule of planning and implementation activities, together with cost estimates, shall be adopted as policy by appropriate officials and included as part of the Housing Element.

In addition, the study shall discuss and evaluate the effectiveness of low-income housing suppliers and any local ordinance constraints on the low-income housing market.

Planning Area Base Maps

Two sets of planning area base maps shall be drawn as follows: (1) one shall constitute a series of maps, the scale of which shall be one inch equals 400 feet; (2) the second map, which shall be a composite of the one inch to 400 feet scale maps, shall be at a scale of not less than one inch equals 1,000 feet; (3) the maps shall show corporate limit lines of all incorporated places located wholly or partly within the planning area and all county boundary lines located within the planning area; (4) the maps shall show highways, roads, streets, street names, railroad lines, airfields, shorelines, streams, bodies of water, important utility lines, major parks and recreational facilities, major

institutional facilities, and such other important physical features as are deemed necessary and/or desirable to be shown; (5) the maps shall have a north arrow graphic scale and title; (6) the maps shall be suitable for the preparation of the specialized maps necessary for other basic planning studies, elements of the comprehensive plan, and plan implementation devices and regulations; (7) the maps shall be drawn in ink or on high-quality drafting linen, cronaflex, or a material of equivalent quality from which prints can be made on standard ozalid type reproduction machines; (8) a map shall be drawn covering Jasper County in its entirety at a scale of not less than one inch equals one mile.

To the maximum extent feasible, existing cartographic sources will be utilized, including, but not limited to, the following:

1. Tax maps showing property lines
2. Highway Maps
3. Engineering Maps
4. Insurance Maps
5. Miscellaneous Maps

Approximately eight plates would be drawn as part of the 400 foot scale base mapping program. The plates will conform to the state-wide grid system and the recommended coverage is considered sufficient to include the planning area.

"Planning Area" as used in this report refers to Jasper County as a whole unless specified otherwise.

Land Use Survey and Analysis

a) Land Use Maps. A field survey of existing land uses in the county will be made to determine to the greatest extent possible the use of land and the condition of structures throughout the county. Structural conditions shall be rated as good, fair, deteriorating, or dilapidated. From this field data, two types of land use maps shall be prepared: (1) the first type will be a series of maps which shall be prepared from base maps by adding lot lines from existing tax maps, if available, or apparent lot lines where they can be readily determined from existing maps or photographs, and shall show by appropriate symbol or pattern the land use of each parcel of land and the condition of all structures. Land use categories to be shown on the existing land use map shall include residential, social and cultural, commercial, industrial, wholesale, and vacant land. If it is deemed necessary or desirable for the county, some of these major categories may be further broken down into sub-categories for more detailed analysis.

Land use classification systems for individual communities will be designed to meet their specific needs and must be approved by Local and Regional Assistance. To the extent feasible, swamps, marshes, and other undeveloped areas which present unusual problems for urban development shall be identified on the existing land use maps. This existing land use map (or series of maps) shall be drawn at a scale of one inch equals 400 feet on high-quality drafting linen, cronaflex, non-fading sepia prints, or a material of equivalent quality from which black and white prints can be made. (2) The second set of land use maps shall be presented on the composites prepared for each town at a scale of not less than one inch equals 1,000 feet, also on a high-quality, non-fading,

opaque paper print upon which the generalized land use pattern of the affected area is shown by appropriate colors. (3) The third map shall show in generalized patterns land use for the entire county at a scale of not less than one inch equals two miles, also on high-quality, non-fading opaque paper print.

b) Land Use Analysis. The land use maps shall be measured to estimate the absolute amounts (acreages) and percentages of land which fall in each of the major land use categories both in the corporate limits and within the remaining planning area surrounding the municipality. The amount of vacant or undeveloped land which is suitable for conventional types of urban or rural development, as well as the amount of vacant or undeveloped land which presents unusual problems for urban or rural development, shall be identified. This study shall also discuss any unusual or unique land use problems which exist within the planning area.

The text of the existing land use analysis shall set forth the above information plus information on factors such as location, topography, and transportation facilities which affect the development of the planning area. Specific findings and evaluations about the amount and pattern of existing land use, adequacy of the sites used by major community facilities, and structural conditions in the planning area will be incorporated along with applicable maps, charts, and tables in a published report.

Costs and Schedules

It is recommended that the work program set forth above be scheduled for completion within one year after the initiation of the project. Following is an estimated cost schedule:

<u>Plan Element</u>	<u>Estimated Cost</u>
1. Housing Element	\$2,000.00
2. Base Maps	3,500.00
3. Land Use Survey & Analysis	<u>5,000.00</u>
Total Cost	\$10,500.00

The county has been advised of federal assistance available in the financing of its local planning program under the provisions of Section 701, Housing Act of 1954, as amended. Based on the use of this program, the above work schedule could be financed according to the following schedule:

Federal Cost:	\$ 7,875.00
Local Cost:	<u>2,625.00</u>
Total	\$ 10,500.00

It would be noted that the above ratio assumes three-fourths participation by the federal government, and one-fourth participation by Jasper County. The county qualifies for this funding because it has been classified as eligible by the Economic Development Act of 1965.

Staff Needs

Jasper County presently has no professional planning staff capability at the local level and no reason to expect any in the foreseeable future because of the general shortage of planners nationally and local financial limitations. For this reason, it will be necessary to provide such planning assistance from outside sources. At the present time, it is anticipated that planning services, if requested by the county, will be furnished by either the staff of the Lowcountry Regional Planning Council, Local and Regional Assistance, or a consulting firm.